



**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-99-039 approved by City Council 06-08-99 from C to PD/SU for multifamily plus 1,000 devoted to a variety of uses with site plan, subject property to the south.

Platting History: PP-09-004 Millstone Addition approved by City Plan Commission 04-22-09, subject property to the north

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Randoll Mill Road	Principal Arterial	Principal Arterial	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
John T White*	Historic Randol's Mill Valley Alliance
Bentley Village-Waterchase	East Fort Worth Business Association
Neighborhoods of East Fort Worth	Eastside Sector Alliance
Northeast FW Mineral Leasing Task Force	FWISD

\* Within registered neighborhood association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is requesting "C" Medium Density Multifamily zoning to develop apartments. Surrounding land uses consist of multifamily and vacant land to the north and south, with an academy to the east, and vacant land to the west.

As a result, the proposed zoning for this site **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the subject property as medium density multifamily. The proposed "C" zoning is consistent with the following Comprehensive Plan policy:

- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations. (pg. 37)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)

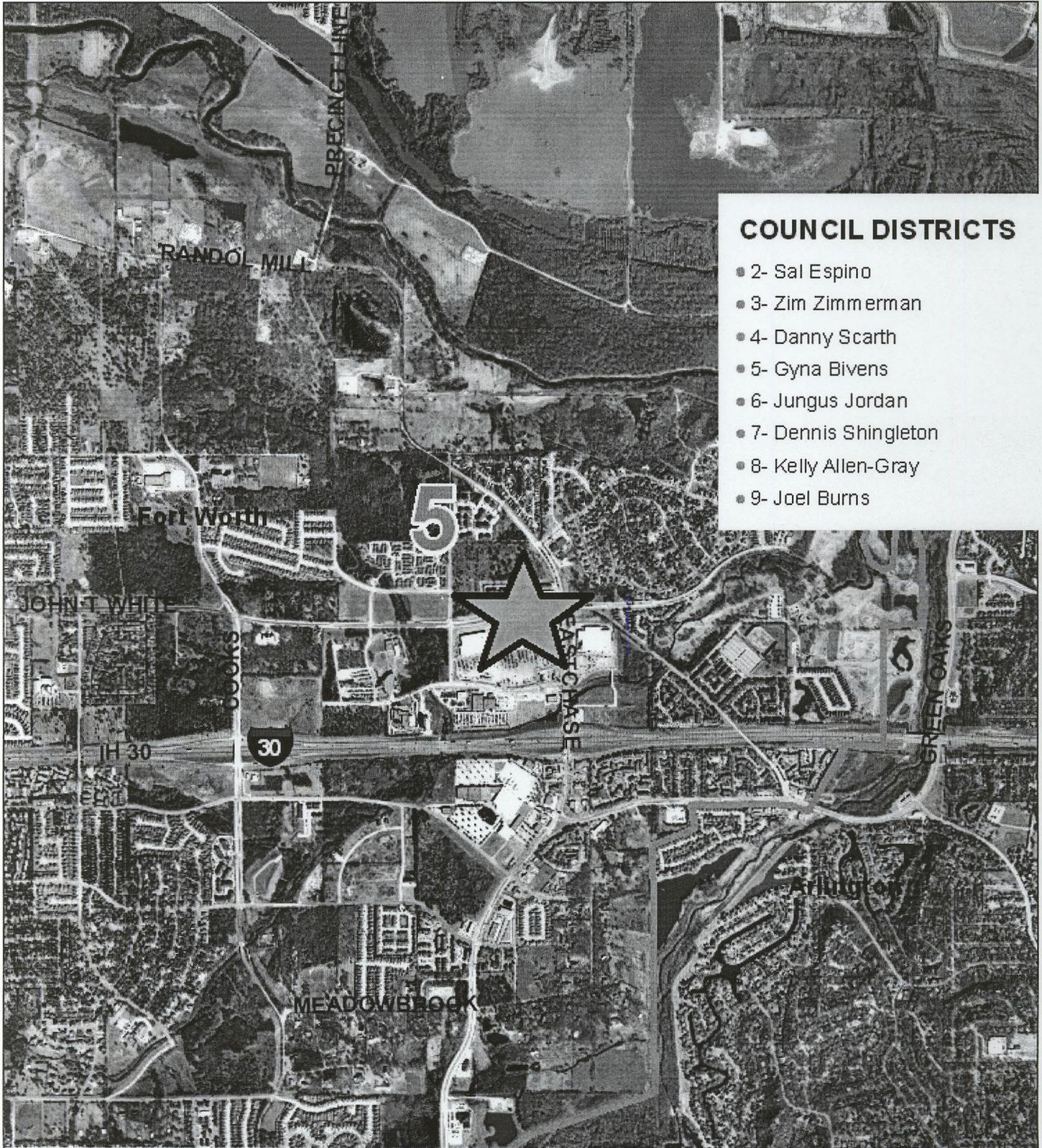
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/>

**Attachments:**

- Location Map
- Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

## Location Map



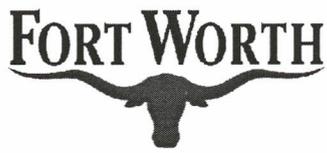
### COUNCIL DISTRICTS

- 2- Sal Espino
- 3- Zim Zimmerman
- 4- Danny Scarth
- 5- Gyna Bivens
- 6- Jungus Jordan
- 7- Dennis Shingleton
- 8- Kelly Allen-Gray
- 9- Joel Burns



2,000 1,000 0 2,000 Feet

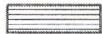




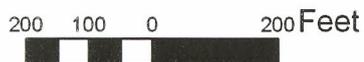
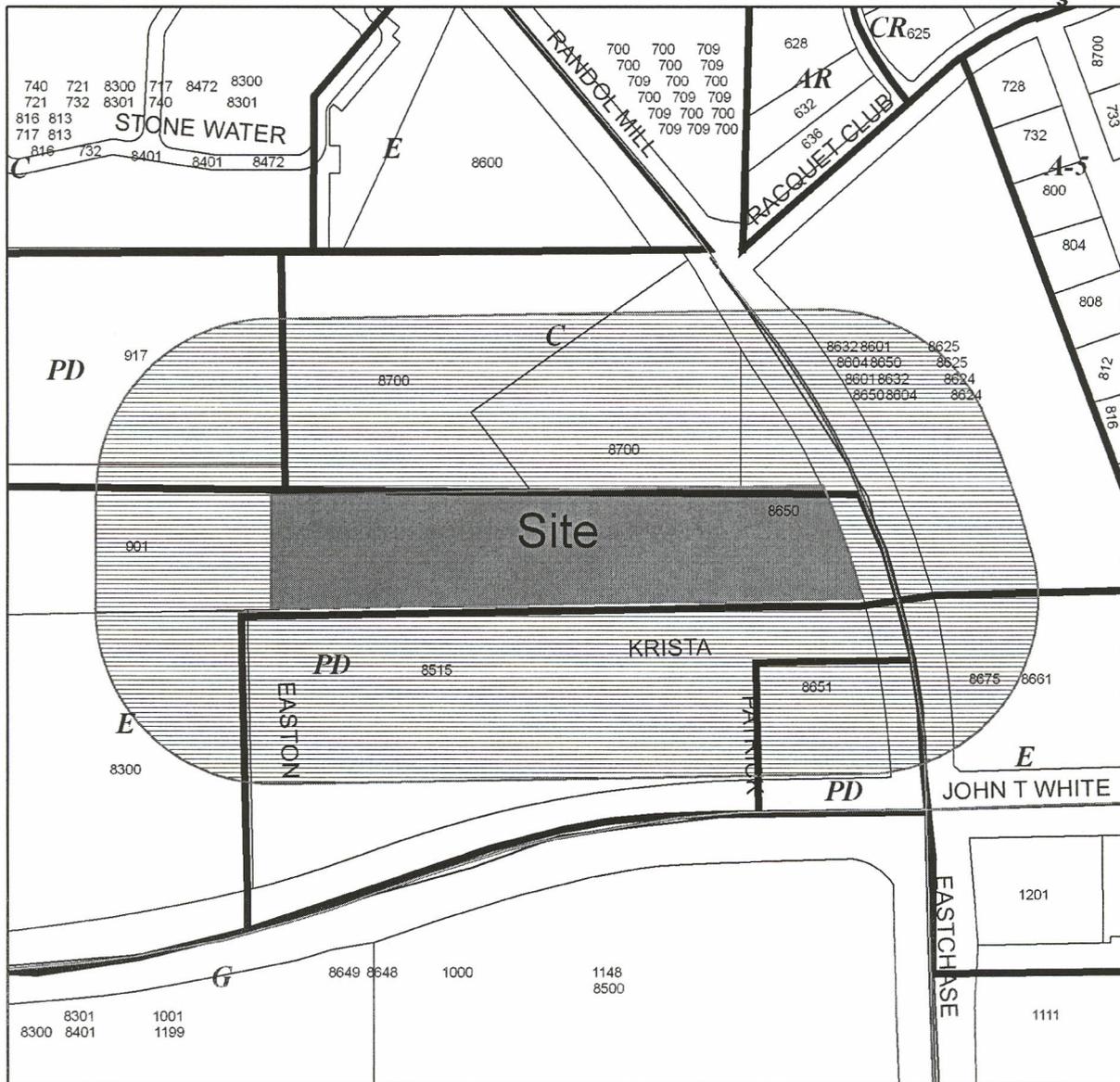
ZC-13-113

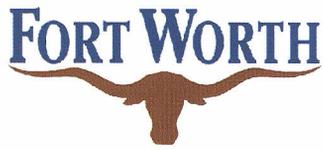
# Area Zoning Map

Applicant: Eastchase Enterprises Ltd Partnership  
 Address: 8650 & 8700 Randol Mill Road  
 Zoning From: E  
 Zoning To: C  
 Acres: 4.42164969  
 Mapsco: 67T  
 Sector/District: Eastside  
 Commission Date: 8/14/2013  
 Contact: 817-392-2495



300 Ft. Buffer

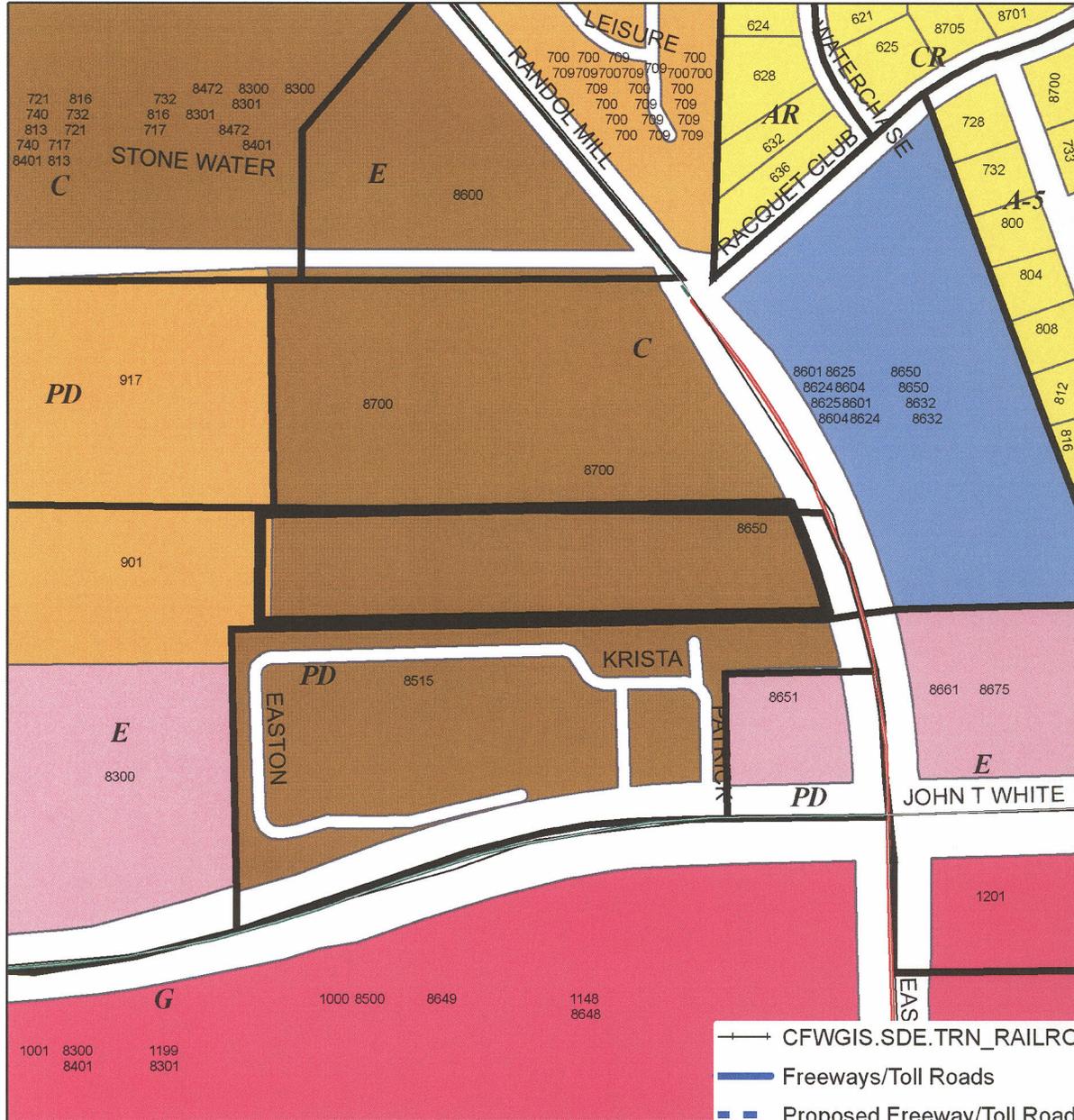




8650 & 8700 Randol Mill Road

# Future Land Use

ZC-13-113



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed Use
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
  - Freeways/Toll Roads
  - Proposed Freeway/Toll Road
  - Principal Arterial
  - Proposed Principal Arterial
  - Major Arterial
  - Proposed Major Arterial
  - Minor Arterial
  - Proposed Minor Arterial
- FLD\_ZONE**
- Floodplain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 5, 2013.



## Aerial Photograph



the last meeting. He said the NA's are about five miles away and he was more concerned with the adjacent property owners.

Steve Epstein, 1617 Steinberg Lane, Fort Worth, Texas representing Hallmark-Camelot NA spoke in opposition. Mr. Epstein said the neighborhood voted unanimously to oppose this and they are not located five miles away. He said the applicant did not contact them after they exchanged phone numbers.

Mr. West asked how he felt about the parking issue. Mr. Epstein said this is a small area, right at an intersection, and he would like the City to observe the Comprehensive Plan.

Mr. Edmonds asked if there was any common ground to make this an acceptable use. He said car repair and auto sales is an intensive use in neighborhood commercial zoning.

In rebuttal, Mr. Lee asked if they received the letters of support from close neighbors and that should weigh more than the NA's that live further away. Mr. West asked if there were vacancies in the building. Mr. Lee said yes and it has been vacant for four years. He said the building was built as a garage.

Motion: Following a brief discussion, Mr. Hollis recommended approval of the request, seconded by Mr. Genua. The motion carried 5-3 with Ms. Zadeh, Ms. Conlin and Mr. Edmonds against.

<i>Document received for written correspondence</i>					<i>ZC-13-107</i>
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Steve Epstein/ Hallmark-Camelot NA	1617 Steinberg Ln	Out	Opposition		Spoke at hearing
Ivanna Wiesepape/ Meadowcreek NA	NA	Out	Opposition		Sent letter in
Carlos Aguilar	5800 Ave McCart	In		Support	Sent letter in
Sammy Gjombalaj	5612 Ave McCart	In		Support	Sent letter in
Waunetha Whetsel	5809 Ave McCart	In		Support	Sent letter in
Melinda Jackson	5608 Ave McCart	In		Support	Sent letter in
Cheryl Koirtyohann/ Far Southwest NA	NA	Out	Opposition		Sent letter in
Sandra Runnels/ Green Ridge NA	3423 Green Ridge	Out	Opposition		Sent letter in

**2. ZC-13-113 Eastchase Enterprises LP (CD 5) – 8650 and 8700 Randol Mill Road (G. W. Clark Survey, Abstract No. 1812 and E. Andes Survey, Abstract No. 66, 4.42 Acres): from “E” Neighborhood Commercial to “C” Medium Density Multifamily**

Jim Schell, 500 W. 7<sup>th</sup> Street, Suite 600, Fort Worth, Texas representing Eastchase Enterprises LP explained to the Commissioners this was continued from last month's meeting in order for them to meet with the John T. White neighborhood. He said this is a narrow strip of land that

would not be able to be developed as commercial. Mr. Schell mentioned the property is under contract with the Atlantic Housing Foundation who owns the property to the south and has owned it for 10 years and kept it very well maintained. He mentioned he has tried to contact Ms. Smith with the John T. White NA and tried to set up a time to meet with the Foundation but received no response from her.

De De Smith, 8000 Lowry Road, Fort Worth, Texas representing John T. White NA spoke in opposition. Ms. Smith mentioned she did not contact Mr. Schell because there was no interest from the neighborhood to meet with them. She said they are saturated with apartments in this area. She had some pictures to display the area in question. They would like to keep the zoning as E as a buffer from the neighborhood. The complexes in the area have a high vacancy rate and do not need any more. There are 4,261 units in 22 complexes within a quarter mile.

Mr. Ferrell asked why they couldn't get together in the past 30 days. Ms. Smith said the neighbors feel that they do not need any more apartments in that area.

In rebuttal, Mr. Schell said they did do a study of the area. A comment was made about the six large complexes not filled to capacity. He said there is a strong market for this with high occupancy rates of 95%. There are few that are managed by a group that are older, and some that are over 30 years old that haven't done so well. Mr. Schell said the two senior apartment complexes closest to the site are near full capacity. He noted there are seven underperforming properties within two miles that were constructed around 1973 to 1987 and in a less desirable area. Mr. Schell also mentioned that the property has been zoned E Neighborhood Commercial since 1994 and has never been developed. The majority of commercial businesses are to the south of John T White Road.

Mr. Ferrell asked what uses could possibly go in there and had concerns about what is being proposed. He identified some letters of opposition he received. Mr. Schell mentioned if the letters were part of the public record he could have possibly addressed their concerns and proximity to the property. Mr. Ferrell said he has only received opposition letters. Mr. Schell responded there was only one person in opposition last month and they tried to address it. Mr. Ferrell asked if another 30 day continuance would give him time to get some support. Mr. Schell said Ms. Smith made it clear there is nothing to talk about.

Dana Burghdoff, Deputy Director asked Mr. Ferrell if the correspondence he received had addresses on them and how many did he receive. Mr. Ferrell said he doesn't know the location of them and he received several.

Mr. Hollis mentioned the property to the north and is it owned by the same applicant. Mr. Schell said yes it is. Mr. Hollis asked if they had looked at developing single-family there. Mr. Schell said there is no single-family development along Randol Mill Road.

Motion: Following brief discussion, Mr. Ferrell recommended approval of the request, seconded by Ms. Reed. The motion carried 6-1-1 with Ms. Conlin against and Mr. West recusing.

<b>Document received for written correspondence</b>				<b>ZC-13-113</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>	<b>Summary</b>
DeDe Smith/ John T White NA	8000 Lowry Rd	Out	Opposition	Sent letter in
Scott Carpenter	850 Hunter Glen Tr	Out	Opposition	Sent letter in
Jim & Patti Maness	832 Tennis View Ct	Out	Opposition	Sent letter in
David Fulson	8101 John T White	Out	Opposition	Sent letter in
Noori Mehrnoosh	7904 Lowry Rd	Out	Opposition	Sent letter in
Danna Orabo	808 Coppin Dr	Out	Opposition	Sent letter in
Scott Willingham	737 Newport Rd	Out	Opposition	Sent letter in
Radford and Brenda Smith	804 Shady Glen Court	Out	Opposition	Sent letter in
Ron Norman	820 Newport Rd	Out	Opposition	Sent letter in
Meagan Bergeron	709 Atascosa Ave.	Out	Opposition	Sent letter in
Brad and Kelly Anderso	409 Oak Hollow Lane	Out	Opposition	Sent letter in
M. Anderson	2400 Halbert Street	Out	Opposition	Sent letter in
Karen & Steven Cline	1012 Fox River Lane	Out	Opposition	Sent letter in
Laura Adams	1024 Fox River Lane	Out	Opposition	Sent letter in
Melva Jones	7275 Yolanda Drive	Out	Opposition	Sent letter in
Caroline Robbins	4009 Scenery Hill Ct.	Out	Opposition	Sent letter in
Laura Rosser	1724 Montclair Dr.	Out	Opposition	Sent letter in
David Cline	624 Atascosa Ave	Out	Opposition	Sent letter in
Gaetano Irrera	7512 Bancroft Circle	Out	Opposition	Sent letter in
William G. Koenig	2621 Roseland St	Out	Opposition	Sent letter in
Patricia Kuehn	613 Blue Lake Drive	Out	Opposition	Sent letter in
Martha Bean	817 Firewheel Trail	Out	Opposition	Sent letter in
Pamela Tucker	7325 Yolanda Dr	Out	Opposition	Sent letter in
Scott Willingham	737 Newport Rd.	Out	Opposition	Sent letter in
Jason Andrews	713 Oakmont Ln	Out	Opposition	Sent letter in
Robbie Wright	1000 N Houston Street	Out	Opposition	Sent letter in

Debbie Wright		Out	Opposition		Sent letter in
Valorye Ries		Out	Opposition		Sent letter in
DiAnn Tenorio	7551 Kurtz Court	Out	Opposition		Sent letter in
Karen Wall	405 Oak Hollow Ln	Out	Opposition		Sent letter in
Linda Nuall		Out	Opposition		Sent letter in
Sam Atkins	7528 Somervell St	Out	Opposition		Sent letter in
The Arapis Family	100 Goldeneye Ln	Out	Opposition		Sent letter in
Cecil and Linda Johnson	3609 Kelvin Ave	Out	Opposition		Sent letter in
Atif Ellahi	620 Waterchase Dr	Out	Opposition		Sent letter in
Belinda Mays	8817 Hunters Glen Trail	Out	Opposition		Sent letter in
Chastity Lewis	8808 Hunters Glen Trail	Out	Opposition		Sent letter in
Andrew Rogers	8025 Hidden Oaks	Out	Opposition		Sent letter in
Glen and Betsy Pense	7208 Ellis Road	Out	Opposition		Sent letter in
Sharon Green	1616 Jenson Rd	Out	Opposition		Sent letter in
Clayton Reeves	820 Havenwood Lane S	Out	Opposition		Sent letter in
Brian Fontenot, PhD	141 Flyaway Lane	Out	Opposition		Sent letter in
Woodrow and Gail Yarbrough	212 Silverleaf Dr	Out	Opposition		Sent letter in
James Giacoletti	1620 Jenson Rd	Out	Opposition		Sent letter in
Lisa Cerovsky	1633 Jenson Rd	Out	Opposition		Sent letter in
David & Laurie Green	740 Putter Dr	Out	Opposition		Sent letter in
John C. Smith	5850 Oak Hollow Ct	Out	Opposition		Sent letter in
Christalyn Phillips	7520 Bancroft Cir	Out	Opposition		Sent letter in
Pam Rodriguez	7512 Fresh Springs Road	Out	Opposition		Sent letter in
Regina Kidd		Out	Opposition		Sent letter in
Mary Palmares		Out	Opposition		Sent letter in
Phil Schwartz	9004 Hunters Glen Trail	Out	Opposition		Sent letter in
Skeeter Anderson	4517 Morris Ct	Out	Opposition		Sent letter in
Alison Moreland	722 Oakwood Trail	Out	Opposition		Sent letter in
Dr. Raven Brown	7609 Bancroft Circle	Out	Opposition		Sent letter in
Dolores Carter	1601 Shadow Hill Dr.	Out	Opposition		Sent letter in
Brenda Hathaway	4904 Rock River	Out	Opposition		Sent letter in

	Drive				
Jim & Daisy McCombs	9015 Hunters Glen Trail	Out	Opposition		Sent letter in
Chris Windsor	701 Putter Drive	Out	Opposition		Sent letter in
Brian & Mary Hohman	8928 Hunters Glen Trail	Out	Opposition		Sent letter in
Lindy Preston	1724 Deauville Ct	Out	Opposition		Sent letter in
Dine Towry	7241 Decoy Ln	Out	Opposition		Sent letter in
Paul and Joy Krebs	5000 Granite Shoals Ave	Out	Opposition		Sent letter in
Phyllis Voight	7554 Cashburn Ct	Out	Opposition		Sent letter in
Kelli Lamers	1712 Jenson Rd	Out	Opposition		Sent letter in
Chris & Shanna Bond	708 Sunrise Ct	Out	Opposition		Sent letter in
Patricia Smith	1708 Jenson	Out	Opposition		Sent letter in
Pat Pridemore		Out	Opposition		Sent letter in
John Boswell	821 Green Heath Ave	Out	Opposition		Sent letter in
Linda Lummus	733 Sylvan Drive	Out	Opposition		Sent letter in

**3. ZC-13-116 City of Fort Worth Planning & Development (CD 6) – 801 and 851 W. Rendon Crowley Road (John Steele Survey, Abstract 1381, Tracts 1E & 1F, 48.16 Acres): from “C” Medium Density Multifamily to “A-5” One-Family**

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners this case was continued from the last meeting for one of the property owners in opposition. Ms. Knight mentioned there are several impediments related to development associated with this property. One being the majority of the land is within the floodplain and is also impacted by Oncor transmission lines crossing the property. The City of Crowley is not providing access to the site. Ms. Knight said there has been no new information at this time.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

**4. ZC-13-118 City of Fort Worth Planning & Development Text Amendment: Remove Front Yard Setbacks in “E” Neighborhood Commercial Districts along Arterial Streets (CD All) An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix “A” of the Code of The City of Fort Worth (1986), to amend:**

- Chapter 4 “District Regulations”, Section 4.901 Neighborhood Commercial (“E”) District to remove the minimum front yard setback requirement along arterial streets

Mr. Flores had some follow up questions. He asked about correspondence from the stakeholders, specifically from Ron Shearer and Diamond Hill NA. He explained they were concerned about the traffic and, given the size of the property, the amount of business that may be generated the property. Mr. Bonilla said he has only met with the Northside neighborhood and they did bring up the issue of traffic from the drive-thru and the potential congestion at 28<sup>th</sup> Street as traffic exits. He also said that was the only issue that Ron Shearer had per an email he received. Mr. Bonilla said he has discussed with his client the possible orientation for the restaurant for the drive-thru traffic to exit onto Ellis and out to 27<sup>th</sup> Street. He said if they were to change this it would be a conflict with the MU-2 design guidelines.

Ms. Burghdoff indicated comments made by TPW staff and had their comments been addressed. Mr. Bonilla said they did meet with TPW staff.

Motion: Following brief discussion, Mr. Flores recommended a denial without prejudice of the request, seconded by Mr. Genua. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-13-112
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Ricardo Camasca	4001 Memorica Ct	Out		Support	Present did not speak
Ron Shearer/ Northside Alliance	NA	Out	Opposition		Sent letter in

**9. ZC-13-113 Eastchase Enterprises LP (CD 5) – 8650 and 8700 Randol Mill Road (G. W. Clark Survey, Abstract No. 1812 and E. Andes Survey, Abstract No. 66, 4.42 Acres): from “E” Neighborhood Commercial to “C” Medium Density Multifamily**

Jim Schell, 500 W. 7<sup>th</sup> Street, Suite 600, Fort Worth, Texas representing Eastchase Enterprises LP explained to the Commissioners this is a narrow strip of E zoning with multifamily zoning above and below it. He mentioned it would be hard to develop this site for commercial based on minimum street frontage. Atlantic Housing Foundation is the proposed purchaser of the site and owns the contiguous property to the south of this. He said he spoke with De De Smith of the John T White NA and sent her information about the proposal.

Mr. Edmonds read an email received early that morning requesting a 30 day continuance from the John T. White NA based on a large number of apartments already in the neighborhood. Mr. Edmonds asked if a 30 day continuance would be something his client would entertain to talk with the neighborhood. Mr. Schell mentioned there is a large area of commercial zoning between the closest neighborhood association John T. White and their site. He would agree to a continuance.

Motion: Following brief discussion, Mr. Edmonds recommended a 30 day continuance of the request, seconded by Ms. Conlin. The motion carried 7-0-1 with Mr. West recusing.

<i>Document received for written correspondence</i>					ZC-13-113
Name	Address	In/Out	Position on case		Summary

		300 ft notification area		
DeDe Smith/ John T White NA	NA	Out	Opposition	Sent letter in

**10. ZC-13-114 City of Fort Worth Planning & Development (CD 7) – Generally bounded by White Settlement, Roberts Cut-Off, Deavers and Trinity River (See addresses in case file, 22.59 Acres): from “B” Two-Family, “E” Neighborhood Commercial, and “I” Light Industrial to “A-5” One-Family and “FR” General Commercial Restricted**

Margaret Johnson, 121 McGee, Fort Worth, Texas representing Riverbend Trinity Trails NA explained to the Commissioners they collected signatures to rezone the area to A-5 single-family. She mentioned there were a few people out of town and could not get signatures and were trying to get more.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Ms. Reed. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				ZC-13-114
Name	Address	In/Out 300 ft notification area	Position on case	Summary
Betty & George Segetti	208 McGee	In	Support	Sent letter in

**11. ZC-13-115 City of Fort Worth Planning & Development (CD 7) – Generally bounded by Eagle Parkway, I-35W-N, Westport Parkway, City of Haslet (See addresses in case file, 1592.05 Acres): from “K” Heavy Industrial and “PD-328” Planned Development for all uses in “K” Heavy Industrial plus an aircraft refueling station to “PD/K” Planned Development for all uses in “K” Heavy Industrial plus aviation uses, excluding junkyard, sexually oriented businesses, recycling facilities and tattoo parlors; site plan waiver requested**

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners the uses that are in Alliance Airport do not fall into any zoning district that would allow them by right. This is a Council-initiated rezoning coordinated by District 2 and District 7.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Hollis. The motion carried unanimously 8-0.

**12. ZC-13-116 City of Fort Worth Planning & Development (CD 6) – 801 and 851 W. Rendon Crowley Road (John Steele Survey, Abstract 1381, Tracts 1E & 1F, 48.16 Acres): from “C” Medium Density Multifamily to “A-5” One-Family**